

**2018003939**TRANSYLVANIA CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$630.00**

PRESENTED &amp; RECORDED:

08-02-2018 02:06:39 PM

CINDY M OWNBEY  
REGISTER OF DEEDSBY: BETH C LANDRETH  
ASSISTANT**BK: DOC 851****PG: 339-341****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 630.00

Parcel Identifier No. 8572-49-9845 Verified by \_\_\_\_\_ County on the 2 day of August, 2018  
By: RLMail/Box to: The Neumann Law Firm, PLLC, 9 Park Place W, Ste 102, Brevard, NC 28712This instrument was prepared by: The Neumann Law Firm, PLLC, 9 Park Place W, Ste 102, Brevard, NC 28712 18-680Brief description for the Index: LOT 59, UNIT 24 Connestee Falls,THIS DEED made this 2nd day of August, 2018, by and between**GRANTOR**ROBERT OWEN HAHN and wife,  
LOUISE EVELYN AMMAN HAHN  
4203 LOOP ROAD  
MONROE, LA 71201**GRANTEE**ALLEN EDWARDS and wife,  
SHEILA O'DEA  
401 N. CHURCH ST. APT. 203  
CHARLOTTE, NC 28202

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of BREVARD, Dunns Rock Township, TRANSYLVANIA County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 636 page 411.All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book                      page                     .

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: \_\_\_\_\_ (Entity Name) Robert Owen Hahn (SEAL)  
 Print/Type Name: ROBERT OWEN HAHN

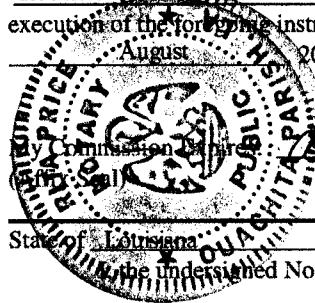
By: \_\_\_\_\_ Louise Evelyn Amman Hahn (SEAL)  
 Print/Type Name: LOUISE EVELYN AMMAN HAHN

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name: \_\_\_\_\_

State of Louisiana - County or City of Monroe, Ouachita Parish

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that Robert Owen Hahn and Louise Evelyn Amman Hahn personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 2nd day of August, 20 18.



Robert Owen Hahn 58053  
 Notary Public  
 Notary's Printed or Typed Name

State of Louisiana - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 2nd day of \_\_\_\_\_, 20 \_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that \_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, \_\_\_\_\_ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

**Prepared by:      Neumann Law Firm, PLLC  
David C. Neumann**

**EXHIBIT "A"**

BEING all of Lot 59, Unit 24 of Connestee Falls Development as shown by a plat thereof recorded in Plat Book 5, Slide 25-25D, Records of Plats for Transylvania County, North Carolina.

Subject to the privileges and mutual and beneficial restrictions, covenants, equitable servitudes and charges set forth in the Fourth Restatement of Declaration of Restrictive Covenants for Connestee Falls recorded in Document Book 512, page 224, Records of Deeds for Transylvania County, North Carolina and by all subsequent amendments and supplemental declarations thereto appearing of record in the office of the Register of Deeds for Transylvania County.

Subject to the right-of-entry for improvements, and to rights-of-way for roads and utilities in place or of record.

This conveyance is made subject to the rights-of-way of all roads which may presently traverse the property, to all road rights-of-way which may presently appear of record, to the rights-of-way of all utility lines which may presently traverse the property and to all rights-of-way for public utilities which may presently appear of record.